

# Legendary Dance Hall & Saloon For Sale in Terrell, Texas



±4,200 SF Entertainment Venue  
Positioned on ±1.45 Acres  
Venue Holds 300-350 People  
Est. Parking is 350 Cars  
Furnishings, Equipment, Decor  
All Included

**304 FM 148 Terrell, Texas**

**Shane Hendrix**

Main Contact | First Vice President

214.460.8926 | shane.hendrix@mdcregroup.com

**Kevin Weable, CCIM**

Market Director

972.845.1663 | kevin@mdcregroup.com



## Non-Endorsement & Disclaimer Notice

---

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation or M&D Real Estate, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D Real Estate advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D Real Estate specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D Real Estate from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.

Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.



# Table of Contents

Pages 4-7 | Property Overview

Pages 8-11 | Location Overview

Page 12 | Contacts



# Property Overview

---

Own a legendary Texas dance hall and saloon — turn-key and ready for its next chapter. Step into a rare opportunity to acquire a true Kaufman County landmark. Swingin Door's Saloon, proudly billed as "The Best Little Honky Tonk In Texas," is now offered for sale — fully outfitted and operating, with decades of loyal regulars, a packed live-music calendar, and one of the longest-running APA Pool Leagues in the region.

Located at 304 FM 148 in Terrell, this 4,200 square foot, iconic, freestanding venue sits on a generous 1.45 acre lot with highly visible signage and approximately 350 cars of on-site parking — built to handle a 300–350 person crowd.

Listed By:  
Shane Hendrix | 214.460.8926



# Property Overview

Own a legendary Texas dance hall — turn-key and ready for its next chapter. Swingin Door’s Saloon, billed as “The Best Little Honky Tonk In Texas,” is now offered for sale at 304 FM 148 in Terrell — a 4,200 SF freestanding venue on a generous 1.45 acre lot with bold red metal facade, prime road frontage, and parking for approximately 350 cars to support a 300–350 person crowd. Inside is everything a Texas dance hall needs: a wood dance floor under a full production lighting rig, leather booth seating, 15 tall tops, a long stand-up bar, a dedicated pool room, and a smaller bar near the entrance. The stage has hosted Zach Top, Cody Jinks, and Keith Whitley alongside up-and-coming acts, with karaoke three nights a week, live music every Friday and Saturday, and a 15-year-running Wednesday-night APA Pool League.

Operations convey turn-key — walk-in cooler, refrigeration, three registers, neon signage, jukebox, full security camera coverage, and four, new Diamond Smart Pool Tables. Per the seller, “everything will go.” The location amplifies the upside. Terrell sits in Kaufman County — the second-fastest-growing county in the U.S. — minutes from the \$3 billion Terra Nova master-planned community, the 933,000 SF Project Spitfire facility, and VanTrust’s Terrell Logistics Center. Thousands of new rooftops and jobs are headed right past the front door. A reputation, a regular crowd, and a stage history most operators spend a decade trying to manufacture — now ready for its next owner. **Contact Shane Hendrix for more information: 214.460.8926**

Size	4,200 SF
Acres	1.45 Acres
Zoning	Retail
Year Built	1970
Access	Dual
Signage	Signage Available
Equipment & Furnishings	Included
Parcel ID's	44459, 44444



Listed By:  
Shane Hendrix | 214.460.8926





Listed By:  
Shane Hendrix | 214.460.8926





## Highlights

4,200 SF Entertainment Venue

1.45 Acre Lot

Fits 300-350 People

Parking Est. 350 Cars

Highly Visible Signage

Seller Financing Available

Dual Access Points

### Furnishings & Equipment:

Walk-in Cooler, 2 Fridges,

1 Freezer, Beer Troughs,

Tables, Chairs,

Signage, Jukebox, Televisions,

4 New Diamond Smart Pool Tables

Listed By:  
Shane Hendrix | 214.460.8926



# Location Overview

---

The property is located within the thriving community of Terrell, TX within Kaufman County.

Listed By:  
Shane Hendrix | 214.460.8926



# One of The Fastest Growing Counties in Texas.

## Terrell, TX Overview

Located just 25 miles east of downtown Dallas at the intersection of US 80 and IH 20, Terrell offers a strategic location with unmatched connectivity for business growth. This prime location provides seamless access to the Dallas-Fort Worth metroplex, including proximity to Love Field and DFW International Airports, while also offering the benefits of big-city amenities. Terrell is renowned for its pro-business environment, with strong leadership from Kaufman County, Terrell ISD, the Chamber of Commerce, the Economic Development Corporation, and major local corporations working in unison to foster community and economic growth. For commercial real estate investors seeking a dynamic and growing market, Terrell presents an exceptional opportunity for long-term success.

**40,510**

Total  
Population

(15-Min)

**17,378**

Terrell  
Population

(Terrell EDC)

**48,702**

Population  
Expected  
by 2030

(15-Min)

**\$96,842**

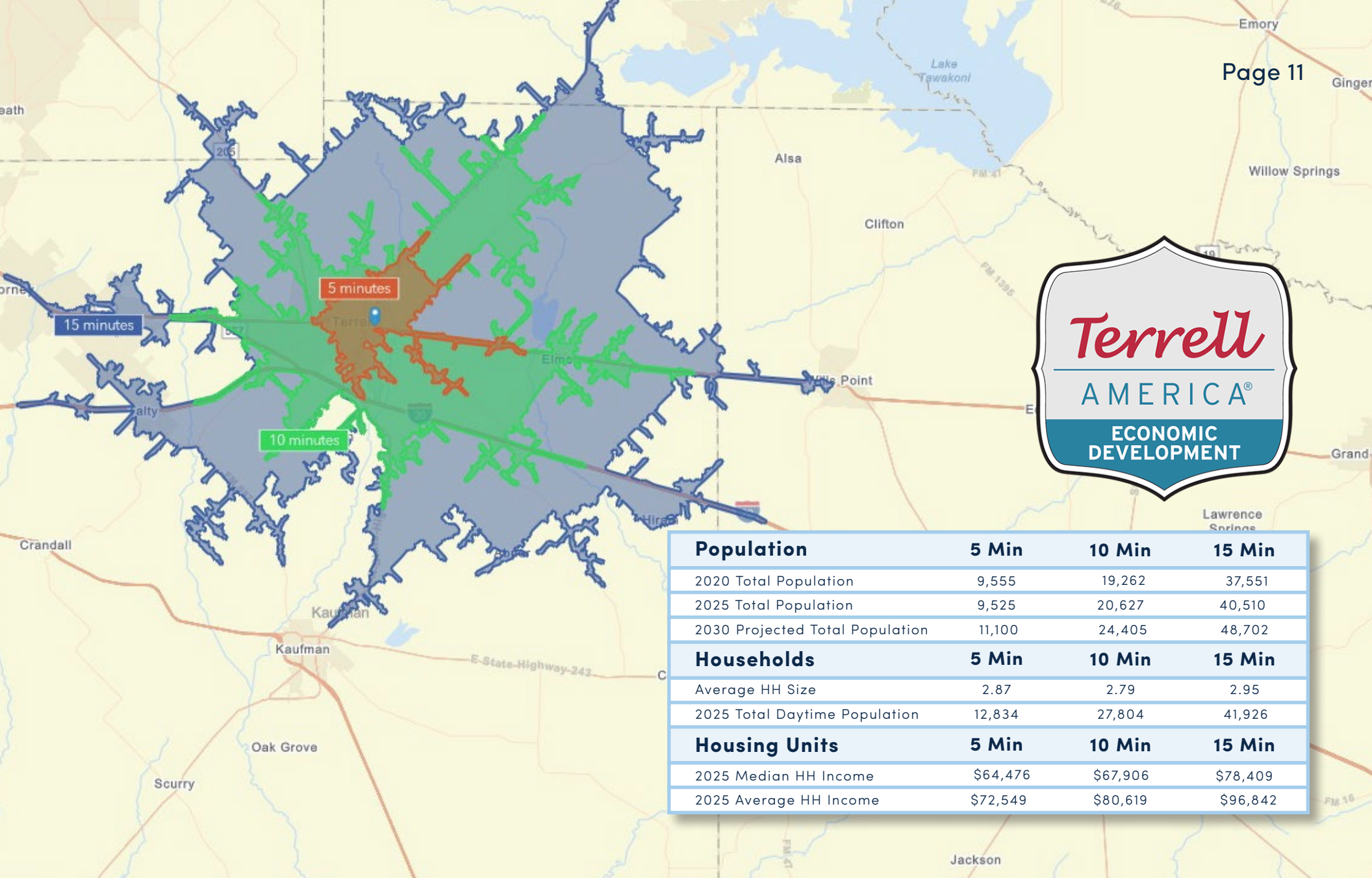
Average  
Household  
Income

(15-Min)



Listed By:  
Shane Hendrix | 214.460.8926





<b>Population</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2020 Total Population	9,555	19,262	37,551
2025 Total Population	9,525	20,627	40,510
2030 Projected Total Population	11,100	24,405	48,702
<b>Households</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
Average HH Size	2.87	2.79	2.95
2025 Total Daytime Population	12,834	27,804	41,926
<b>Housing Units</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2025 Median HH Income	\$64,476	\$67,906	\$78,409
2025 Average HH Income	\$72,549	\$80,619	\$96,842

Listed By:  
Shane Hendrix | 214.460.8926



**Shane Hendrix**

First Vice President  
shane.hendrix@mdcregroup.com  
214.460.8926

**Kevin Weable, CCIM**

Market Director  
kevin@mdcregroup.com  
972.845.1663

---

**Office Information:**

2701 Sunset Ridge Dr., Suite 109, Rockwall, TX 75032  
info@mdcregroup.com  
469.607.0471





# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shane Hendrix	0776260	shane.hendrix@mdcregroup.com	214-460-8926
Sales Agent/Associate's Name	License No.	Email	Phone
<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div>			
Buyer/Tenant/Seller/Landlord Initials	Date		